

From: Emily Wade <Emily.Wade@midsussex.gov.uk>
Sent: 23 May 2025 15:19:46 UTC+01:00
To: "Andrew Horrell" <Andrew.Horrell@midsussex.gov.uk>
Subject: RE: DM/24/2661 The White Cottage, The Green, Slaugham

Hi Andrew

Further comments on the above application following the receipt of revised plans.

The proposed rear extension has been amended to reduce the height of the roof ridge and amend the roof form to introduce a hip to the rear, to set down the height of the eaves, to reduce the footprint so that the side elevation steps in from rear corner of the building, and to amend the cladding at first floor to timber rather than rough cast. Although the extension remains substantial, in my opinion with these amendments it is now on balance acceptable in terms of its relationship with the host building, and the resulting impact on the character and appearance of the Conservation Area and the settings of the adjacent listed buildings.

This meets the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

I would recommend the following conditions:

- Details of roofing and facing materials
- New brickwork shall be to match existing in colour, texture and bonding pattern and in colour, texture and style of pointing.
- Detailed drawings, at an appropriate large scale, and annotated to show materials and finishes, of the following:
 - - typical new windows and external doors. Your drawings should show depth of reveal, and glazing bar detail as appropriate.
 - - typical eaves detail
- Rainwater goods and other external pipework shall be of painted metal (unless there is uPVC present in this respect throughout the existing house).

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Submit your planning application online.
<http://www.planningportal.gov.uk>

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From: Emily Wade
Sent: 14 March 2025 16:29
To: Andrew Horrell <Andrew.Horrell@midsussex.gov.uk>
Subject: DM/24/2661 The White Cottage, The Green, Slaugham

Hi Andrew

Comments on the above planning application.

The White Cottage is an unlisted detached house located within the Slaugham Conservation Area. The house, which is modestly sized and has a brick and weatherboarded principal façade under a pitched tiled roof, appears from historical map regression to date from the mid 19th century or earlier. It has been extended to the side (south) and rear, but retains considerable character and contributes positively to the character and appearance of the Conservation Area, and to the settings of the two adjacent Grade II listed buildings to the north and south, which are 1 and 3 Bosworths Cottages and Foyles respectively.

The current proposal is for a two storey extension to the rear of the building, in part replacing an existing single storey monopitch roofed addition.

The existing addition is relatively modern in date and is not of any particular historical or architectural interest. Its removal is not considered contentious in principle.

The proposed replacement two storey extension is fairly substantial. It is at the full height of the ridge to the roof of the existing building, and shown extending back flush with the existing side elevation. It will be visible in views looking towards the rear of the property from positions further south along the road, looking across the deep front garden of Foyles. It will at least partially block existing glimpsed views of the rear of Bosworths Cottages in these views. White Cottage also sits in a constrained plot, and there will be concerns therefore that any significant increase in the footprint of the building will further reduce the already limited garden space around the building, bearing in mind the importance of gardens and green spaces to the rural village character of the Conservation Area.

For these reasons, although I do not think that a two storey addition to the rear of the building is necessarily contentious in principle, I have some concerns regarding the scale of the existing proposal, both in terms of its relationship with the existing house, and its impact on the wider area including the settings of the adjacent listed buildings. I would recommend that the height and footprint of the addition are reconsidered, to set the roof height down from that of the main

roof to the building- ideally the eaves height would also drop down somewhat, to reduce the depth of the addition, and to set the proposed southern side elevation in from the line of the existing side elevation to the house by a good margin, to create an appropriate stepping in. I would also recommend that the facing material at first floor is amended from render to weatherboarding, to further differentiate the extension from the existing side elevation whilst remaining sympathetic to the overall palette of materials to the existing building.

This is to ensure that the proposal preserves the character and appearance of the building and the wider Conservation Area, and the settings of the adjacent listed buildings, meeting the requirements of District Plan Policies DP34 and DP35 and the relevant paragraphs of the NPPF.

Thanks,

Emily

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